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"To enrich lives through effective and caring service"

October 2, 2014

To: Each Supervisor

From: Jim Jones
Director 

Subject: **KENNETH HAHN HALL OF ADMINISTRATION
ROOF REPLACEMENT PROJECT
MONTHLY UPDATE - SEPTEMBER**

This is a status report on the progress of the roof replacement project, which is proceeding as planned and according to schedule.

The first phase of the project was completed on September 25, 2014. This includes the main portion of the Hall, including the rooftops and walking areas of the 8th floor and above. The following work was completed in September:

- Sanding, repairs, epoxy, paint, and sealer was completed on the south and west sides of the walking deck.
- The 2nd coat of sealer was applied to the north side of the walking deck.
- Walking decks were pressure-washed to remove all dirt and debris.
- Detail and touch up was completed on all of the walking decks.
- Entire job site was cleaned up.

Phase 2 work began on September 22, 2014, and includes the large roof on the northwest side of the building (over the Board room), and the canopy area over the 3rd floor entrance from Temple Street. Phase 2 is expected to be complete by December 31, 2014.

The following work is planned to be completed by October 31, 2014.

- Roofs will be stripped and cleaned, then made watertight with application of the first and second layers of roofing material.

- Expansion joints will be installed to the 8th floor walking deck and the west side of the penthouse.
- Roofing materials will be delivered and loaded to Phase 2 roofs on October 4th, 18th, and 25th, 2014.

Phase 3, the final phase of the project, will begin in April 2015, after the rainy season. This phase includes the roof over the Northeast wing facing Temple Street, canopy over 2nd floor Mall entrance, and loading dock. Phase 3 is expected to be complete in June, 2015.

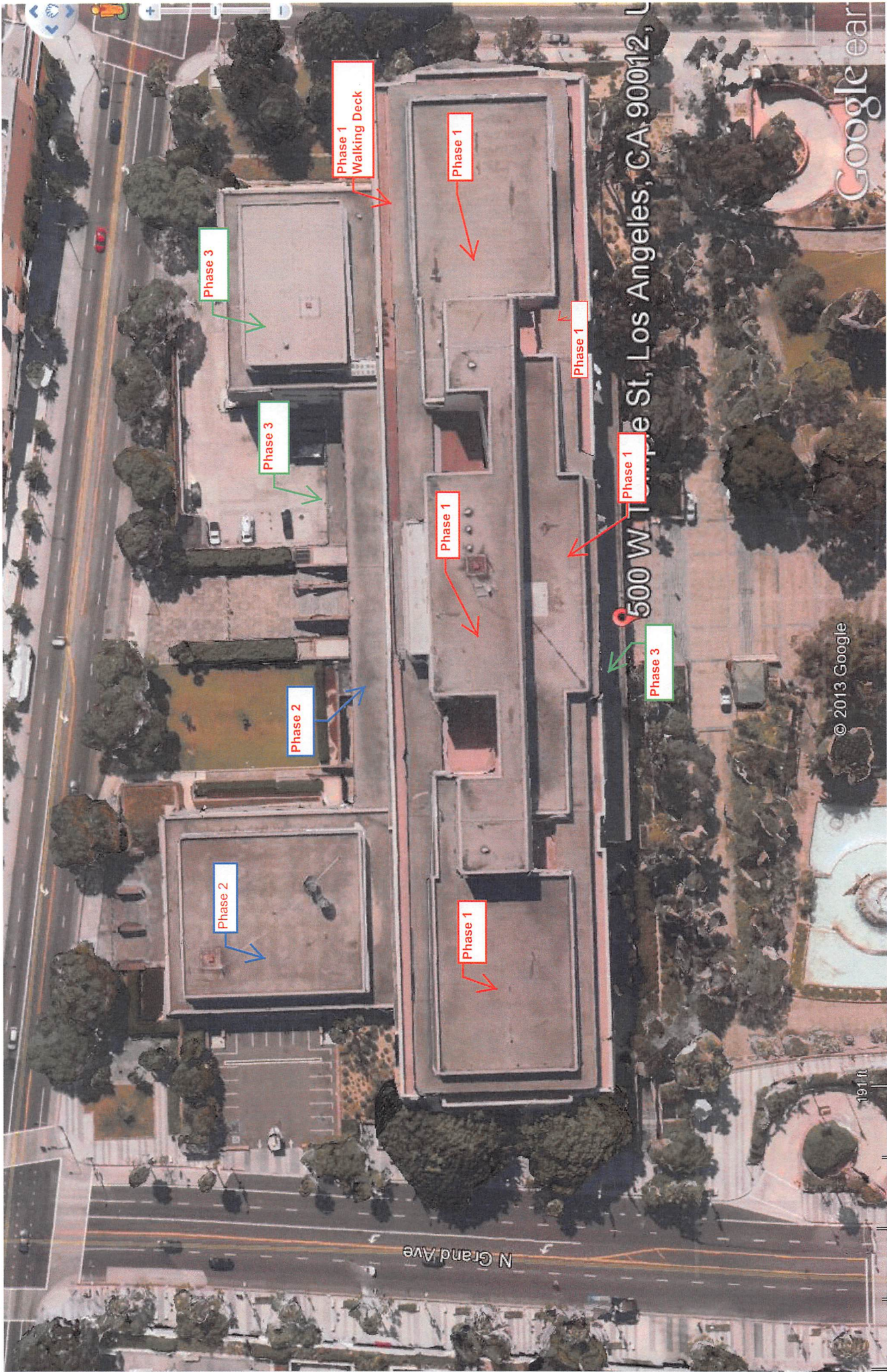
In order to better understand the phasing plan, a fly-over view with phase notations is attached, as well as some photos showing the process of replacing the roof and 8th floor walking decks. In addition to replacement of the roof membrane and keeping things dry for years to come, this roof system also includes an added layer of insulation and a final bright white coating that will make this an energy efficient roof as well. It will reflect more sunlight and absorb less heat than a standard roof.

Just as wearing light-colored clothing can help keep you cool on a sunny day, cool roofs use solar-reflective surfaces to maintain lower roof temperatures. Standard or dark roofs can reach temperatures of 150°F or more in the summer sun. A cool roof under the same conditions could stay more than 50°F cooler. Lower roof temperature will extend roof service life. A cool roof can also benefit a building and its occupants by reducing energy bills through decreased air conditioning needs.

If you require additional information, please contact me at (323) 267-2101, or your staff may contact Tim Braden at (323) 267-2107.

JJ:TB:tw

c: Executive Officer, Board of Supervisors
Chief Executive Officer
Deputy CEO



Phase 1
Walking Deck

Phase 1

Phase 1

Phase 1

Phase 3

Phase 1

Phase 3

Phase 3

Phase 2

Phase 2

Phase 1

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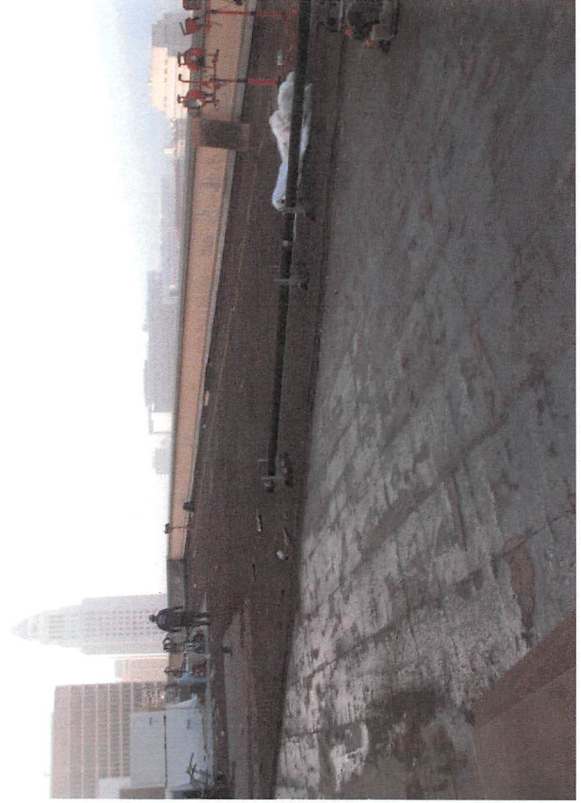
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KENNETH HAHN HALL OF ADMINISTRATION – ROOF REPLACEMENT 2014



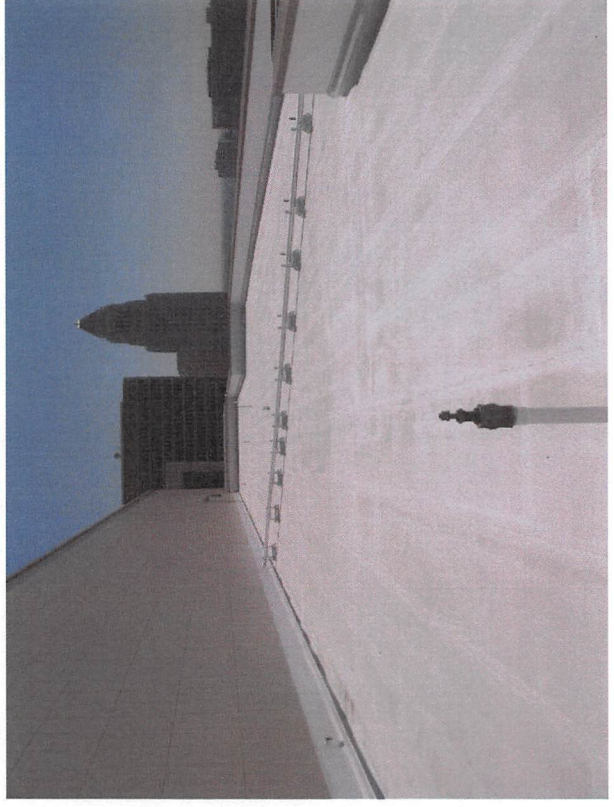
Above: The original roof - Gravel over a built-up roll membrane.

Below: Exposed original built-up roof with gravel swept away.



Above: New roll membrane layer, over a 1^{1/2}" layer of insulation

Below: Same area, with reflective bright white coating applied

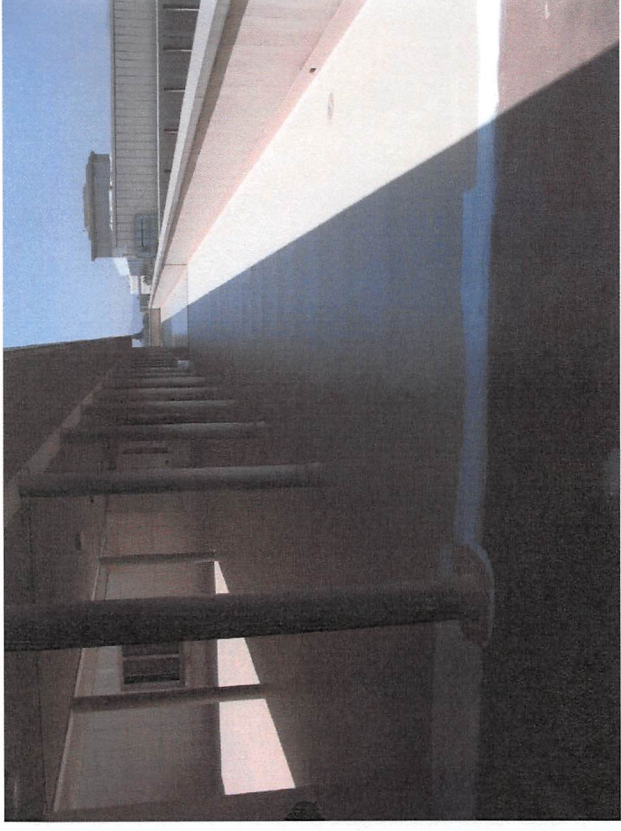
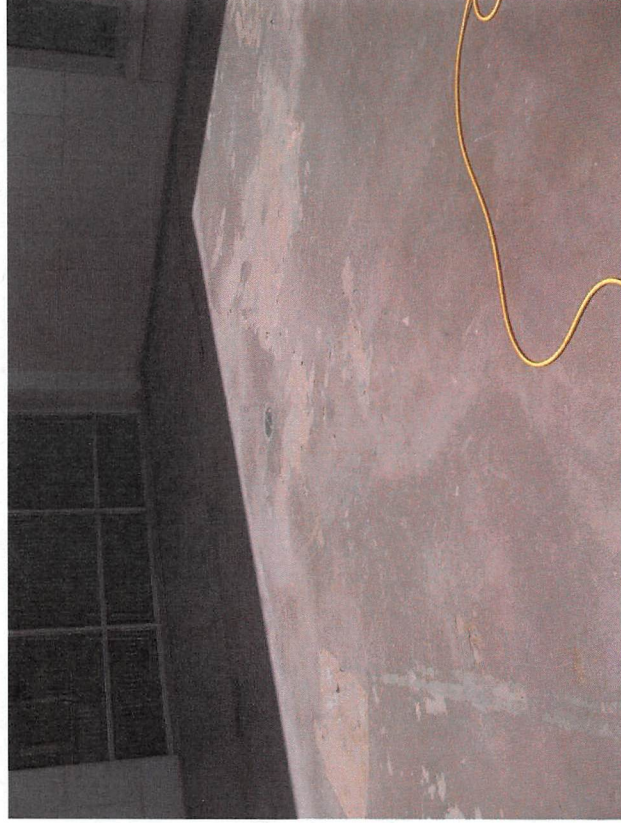


KENNETH HAHN HALL OF ADMINISTRATION – ROOF REPLACEMENT 2014



Above: Application of cool roof bright white coating over finished roof

Below: Previous condition of 8th floor walking decks



Above: Walking deck layered-restoration in process

Below: Finished walking deck surface

